

ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING

May 4, 2010

The staff meeting convened at 9:30 a.m. Staff Members Present: Deon Goheen, Planning & Zoning Administrator; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Rachelle Ehlert, Deputy Civil Attorney; Darwin Hall, Ash Creek Special Service District Director; Tina Esplin, Washington County Water Conservancy District;; and Robert Beers, Southwest Utah Public Health Department.

Excused: Ron Whitehead, Public Works Director and Paul Wright, Department of Environmental Quality

CONDITIONAL USE PERMIT EXTENSION:

- A. Review extension to build a 2nd dwelling for a family member within the A-20 zone, located in the Prince Lot Split, which is north of the North Valley Ranches Subdivision. Tim & Kristy Northon, applicant.**

The planner explained that this is the 2nd extension. Previously, the applicant met the requirements for a Conditional Use Permit by submitting a site plan, deeds of ownership, septic permit from the Southwest Utah Public Health Department, and a letter from the North Valley Ranch Water Company stating they will serve water. Second dwellings for a family member are conditionally approved within the A-20 zone, with the property containing 20 acres, Prince Lot Split (1 of 8 lots approved). The property is accessed from Hwy 144, at 1451 E. 2000 North, generally located northeast of New Harmony. The site plan met all setback requirements for 25' on the sides, rear and frontage. There is record (Permit #5871) of exterior lath rough being inspected on April 9, 2010, by Building Inspector Henry Brannon. **The staff felt there would be no problem in approving this Conditional Use Permit for another a one (1) year period.**

Deon Goheen, Planner